



General Assembly

January Session, 2007

Committee Bill No. 6642

LCO No. 4319

* _____HB06642HSGPD_030607_____*

Referred to Committee on Select Committee on Housing

Introduced by:
(HSG)

***AN ACT ESTABLISHING A PUBLIC HOUSING SUSTAINABILITY
FUND AND REQUIRING A COMPREHENSIVE PHYSICAL NEEDS
ASSESSMENT FOR PUBLIC HOUSING.***

Be it enacted by the Senate and House of Representatives in General
Assembly convened:

1 -Section 1. (NEW) (*Effective July 1, 2007*) (a) As used in sections 1 to
2 3, inclusive, of this act:

3 (1) "Eligible housing" means low and moderate income housing,
4 including housing for families of low and moderate income, and
5 housing for the elderly, including congregate housing for the elderly,
6 that is in the housing loan portfolio that transferred from the
7 Department of Economic and Community Development to the
8 Connecticut Housing Finance Authority pursuant to section 8-37uu of
9 the general statutes; and

10 (2) "Financial assistance" means no interest and low interest loans,
11 loan guarantees, deferred loans, grants and other similar financings.

12 (b) The Connecticut Housing Finance Authority, in consultation
13 with the Public Housing Sustainability Advisory Committee
14 established pursuant to section 2 of this act, shall establish and

15 administer a state-assisted housing sustainability fund. The purpose of
16 the fund shall be to provide financial assistance to the owners of
17 eligible housing for (1) emergency repairs to abate actual or imminent
18 emergency conditions that would result in the loss of habitable
19 housing units, (2) major system repairs or upgrades, including, but not
20 limited to, repairs or upgrades to roofs, windows, mechanical systems
21 and security, (3) increases in development mobility and sensory
22 impaired accessibility in units, common areas and accessible routes, (4)
23 relocation costs and alternative housing for not more than sixty days,
24 necessary because of the failure of a major building system, or (5) a
25 comprehensive needs assessment.

26 (c) If financial assistance under this section is in the form of a grant,
27 the recipient shall be required to maintain the eligible housing as state-
28 assisted housing for a period of not less than twenty years. If the
29 financial assistance is in the form of a loan, loans may be redeemed at
30 any time and payments shall be used for the purposes of this section.

31 (d) The Connecticut Housing Finance Authority shall adopt
32 procedures in accordance with section 1-121 of the general statutes to
33 implement the provisions of this section. Such procedures shall include
34 (1) a process for providing financial assistance for emergency repairs
35 not more than two days after application by the owner of eligible
36 housing, (2) guidelines for grants, and (3) guidelines for loans. The
37 guidelines for loans shall authorize payments of deferred principal and
38 interest.

39 Sec. 2. (NEW) (*Effective July 1, 2007*) (a) There is established a Public
40 Housing Sustainability Advisory Committee. Said committee shall
41 meet at least quarterly and shall consist of the following members:

42 (1) The chairpersons and ranking members of the select committee
43 of the General Assembly having cognizance of matters relating to
44 housing;

45 (2) The chairpersons and ranking members of the joint standing
46 committee of the General Assembly having cognizance of matters

47 relating to planning and development;

48 (3) One appointed by the speaker of the House of Representatives
49 who shall represent a housing authority with less than one hundred
50 units of housing and be appointed from a list submitted by the
51 Connecticut Chapter of the National Association of Housing and
52 Redevelopment Officials;

53 (4) One appointed by the president pro tempore of the Senate who
54 shall represent a housing authority with more than one hundred but
55 less than two hundred units of housing and be appointed from a list
56 submitted by the Connecticut Chapter of the National Association of
57 Housing and Redevelopment Officials;

58 (5) One appointed by the majority leader of the House of
59 Representatives who shall represent a housing authority with more
60 than two hundred fifty units of housing and be appointed from a list
61 submitted by the Connecticut Chapter of the National Association of
62 Housing and Redevelopment Officials;

63 (6) One appointed by the majority leader of the Senate who shall
64 represent a housing authority with less than one hundred units of
65 housing and be appointed from a list submitted by the Connecticut
66 Chapter of the National Association of Housing and Redevelopment
67 Officials by the majority leader of the Senate;

68 (7) One appointed by the minority leader of the House of
69 Representatives who shall represent a housing authority with more
70 than one hundred but less than two hundred fifty units of housing and
71 be appointed from a list submitted by the Connecticut Chapter of the
72 National Association of Housing and Redevelopment Officials;

73 (8) One appointed by the minority leader of the Senate who shall
74 represent a housing authority with at least than two hundred fifty
75 units of state-funded housing and be appointed from a list submitted
76 by the Connecticut Chapter of the National Association of Housing
77 and Redevelopment Officials; and

78 (9) Eight appointed by the executive director of the Connecticut
79 Housing Finance Authority as follows: (A) Two representing
80 organizations that advocate for residents of state-funded public
81 housing; (B) two residents of state-funded public housing; (C) two who
82 are advocates for persons with disabilities; (D) one representing a
83 nonprofit housing organization; and (E) one representing a for-profit
84 housing organization.

85 (b) The advisory committee shall meet at least quarterly and shall
86 advise the executive director of the Connecticut Housing Finance
87 Authority on the administration, management and objectives of the
88 public housing sustainability program established under section 1 of
89 this act, including the establishment of priorities and procedures for
90 grants and loans under said section.

91 (c) On or before February 1, 2009, and annually thereafter, the
92 advisory committee shall submit a report on the state-assisted public
93 housing sustainability program, established by section 1 of this act, for
94 the previous calendar year, to the General Assembly, in accordance
95 with section 11-4a of the general statutes. Such report shall include an
96 analysis of distribution and performance of the funds for such
97 program and may include recommendations for modification to the
98 program.

99 Sec. 3. (NEW) (*Effective July 1, 2007*) (a) The Connecticut Housing
100 Finance Authority shall develop and administer a program of grants to
101 owners of eligible housing to pay the cost of a comprehensive physical
102 needs assessment for such eligible housing. Such assessment shall be a
103 twenty-year life cycle analysis covering all physical elements, adjusted
104 for observed conditions, and shall include, at a minimum, an
105 evaluation of (1) dwelling units; building interiors and building
106 envelopes; community buildings and amenities; site circulation and
107 parking; site amenities such as lots; mechanical systems, including an
108 analysis of technological options to reduce energy consumption, and
109 pay-back periods on new systems that produce heat and domestic hot
110 water and site conditions, (2) compliance with physical accessibility

111 guidelines under Title II of the federal Americans with Disabilities Act,
 112 and (3) hazardous materials abatement, including lead paint
 113 abatement.

114 (b) A copy of each completed comprehensive physical needs
 115 assessment shall be submitted to the Connecticut Housing Finance
 116 Authority in a format prescribed by the authority. The format shall be
 117 designed by the authority so that a baseline of existing and
 118 standardized conditions of eligible housing can be prepared and
 119 annually updated to reflect changes in the consumer price index and
 120 annual construction costs.

121 Sec. 4. (*Effective July 1, 2007*) (a) The Public Housing Sustainability
 122 Advisory Committee, established pursuant to section 2 of this act, shall
 123 study and make recommendations concerning modifications to the
 124 program of rental assistance for elderly persons who reside in state-
 125 assisted rental housing for the elderly established pursuant to section
 126 8-119kk of the general statutes. In conducting such study, the
 127 committee shall consider expanding or replacing such program with
 128 another program designed to assure the long-term viability of all
 129 eligible housing, as defined in section 1 of this act, with minimal
 130 impact on low and moderate income households. The committee shall
 131 submit its report on or before July 1, 2009, to the select committee of
 132 the General Assembly having cognizance of matters relating to
 133 housing, in accordance with the provisions of section 11-4a of the
 134 general statutes.

135 (b) Funds made available for the purposes of section 1 of this act
 136 may be used for research and development of analytical tools for a cost
 137 benefit analysis of proposed rental subsidy programs, not exceeding
 138 one million five hundred thousand dollars.

This act shall take effect as follows and shall amend the following sections:		
-Section	<i>July 1, 2007</i>	New section
Sec. 2	<i>July 1, 2007</i>	New section

Sec. 3	<i>July 1, 2007</i>	New section
Sec. 4	<i>July 1, 2007</i>	New section

HSG***Joint Favorable C/R*****PD**